

NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: CP-11-0003 **Zoning:** C-1 (Community Commercial)

Proposal: Bryant Properties Upgrade

Proposal Description: Phase 1 - grading permit to pave and landscape approximately .95 acres around existing building. Future Phase 2 - expansion of the site to the north which will include two potential buildings and related site work for drainage and landscaping.

Site Address: 23827 E. Appleway Ave., Liberty Lake, WA 99019 (Parcel 55112.9023)

General Location: NE Corner of Fairway Ln. & Appleway Ave.

Abbreviated Legal Description - Section: 11 **Township:** 25 N **Range:** 45 EWM

Owner: Bryant Properties (Darrell Bryant) **Phone:** 425-255-3478

Contact: Inland Asphalt (Dave Murphy) **Phone:** 509-534-2657

Application Date: 9/29/11 **Determination of Completeness Issued:** 9/30/11

Notice of Application Issued: 10/5/11 **Comment Deadline:** 4pm, 10/19/11

City of Liberty Lake Permits Included in Application: A City Grading Permit will need to be issued prior to beginning site work construction on Phase 1 and Phase 2. City Building Permits will need to be issued prior to beginning construction on future buildings. A City right-of-way permit will need to be issued prior to any work in the public right-of-way.

Other Permits: WA State Dept. of Ecology (DOE) permits & approvals and Spokane Clean Air permits & approvals may need to be issued prior to construction. Future building permits may also require Liberty Lake Sewer District approval.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation for future buildings and other conditions as recommended by reviewing agencies.

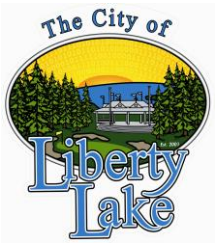
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY:



PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager

Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: October 5, 2011

Signature: Amanda Tainio